



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION
#20-020: CONDITIONAL USE PERMIT FOR A SOLAR PANEL
CONTRACTOR, EFS ENERGY, AT 1283 RESEARCH BOULEVARD IN THE
LI-LIGHT INDUSTRIAL DISTRICT

FOR THE MEETING OF: Monday, August 3, 2020, 6:30 PM

LOCATION: 1283 Research Boulevard, Zoned LI-Light Industrial District.

REQUEST: Paul McKnight, of EFS Energy, has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: Review of the proposal is scheduled for the meeting on Monday, August 3, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Paul McKnight
EFS Energy Inc.
9100 Midland Blvd.
St. Louis, MO 63114

PROPERTY OWNER: H. O. Watkins
HOW Realty, LLC
28152815 Stonington Place
St. Louis, MO 63131

Key Issues:

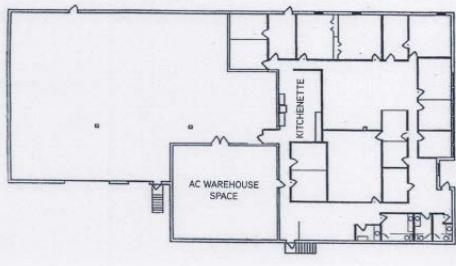
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.380: LI-Light Industrial
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



Google Street View

STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Alexis Travers and Heather Silverman - Ward 1

Aerial Photo



City Limits

Parcels

July 15, 2020



Prepared By: HORNER SHAFER

LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1

RESUBD. OF SECTIONS 2, 3 AND 4
PLAT BOOK 100 PAGE 52

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



N/F
DANIEL J. MULLEN ETAL
8085/1955

LOT 22

FOUND IRON PIPE
1.24' (REC.) 1.28' (ACT.)

FOUND CROSS
0.04' S.

S89°17'00"E

225.00'

FOUND IRON PIPE
(HELD)

7.52'

20' UTILITY EASEMENT
P.B. 100 PG. 52

10' EASEMENT
4200/214

LOT 21

32,175 sq.ft.
0.74 acres

40' BUILDING LINE

N/F
TCMK PROPERTIES LLC
11922/2044
143.00'
N00°43'00"E

FOUND IRON PIPE
0.12' S., 0.13' W.

17.81'

N89°17'00"W

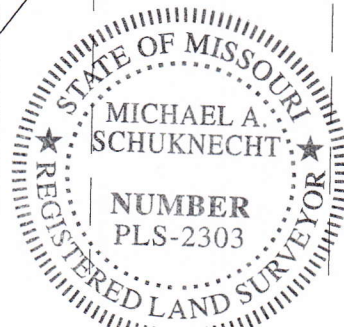
225.00'

FOUND IRON PIPE
0.11' E.

FOUND IRON PIPE
(HELD)

LOT 20

N/F
BC McDONALD & CO.
11612/1360



RESEARCH (50'W.) BLVD.

GENERAL NOTES:

SOURCE OF RECORD TITLE: LAND NOW OR FORMERLY OF CONSUMER CONTACT COMPANY BUILDING, LLC AS RECORDED IN DEED BOOK 17100 PAGE 1409, ST. LOUIS COUNTY RECORDS.

BASIS OF BEARINGS: THE WEST LINE OF RESEARCH BLVD. IN LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION NO. 1 AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS AND BEING SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST.

IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES THAT MAY APPLY. A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE IS RECOMMENDED. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYING SOLUTIONS, LLC.

AT THE REQUEST OF MR. HOWARD WATKINS, DURING THE MONTH OF JANUARY, 2017, SURVEYING SOLUTIONS, LLC HAS COMPLETED A BOUNDARY SURVEY ON PART OF LOT 21 OF LINDBERGH-WARSON INDUSTRIAL CENTER ADDITION #1 AS RECORDED IN PLAT BOOK 100 PAGE 52, ST. LOUIS COUNTY RECORDS. THE RESULTS OF SAID BOUNDARY SURVEY ARE SHOWN HEREON; AND THAT THIS BOUNDARY SURVEY WAS COMPLETED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS FOR AN "URBAN" PROPERTY SURVEY.

MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303

SURVEYING SOLUTIONS, LLC

L-2008031329
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE/FAX: 636-305-9607

Flex Space

SUBLEASE

1283 RESEARCH BLVD
CREVE COEUR, MO 63132

Colliers
INTERNATIONAL



13,134 SF Single Tenant Flex Building

- › Sublease through 10/31/2021
- › ±45% office finish
- › Air-conditioned work/staging area in warehouse
- › 14' clear ceiling height in warehouse
- › 2 dock high loading doors (one 16' wide, one 8' wide)
- › 32 car parking (2.5/1,000)
- › Easy access to I-270 and I-170 via Olive Boulevard and Page Avenue
- › Located in the 39 North Innovation District

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JUN 30 2020
BUILDING DEPT.

PRICING

\$4.75 PSF, NNN

CONTACT US

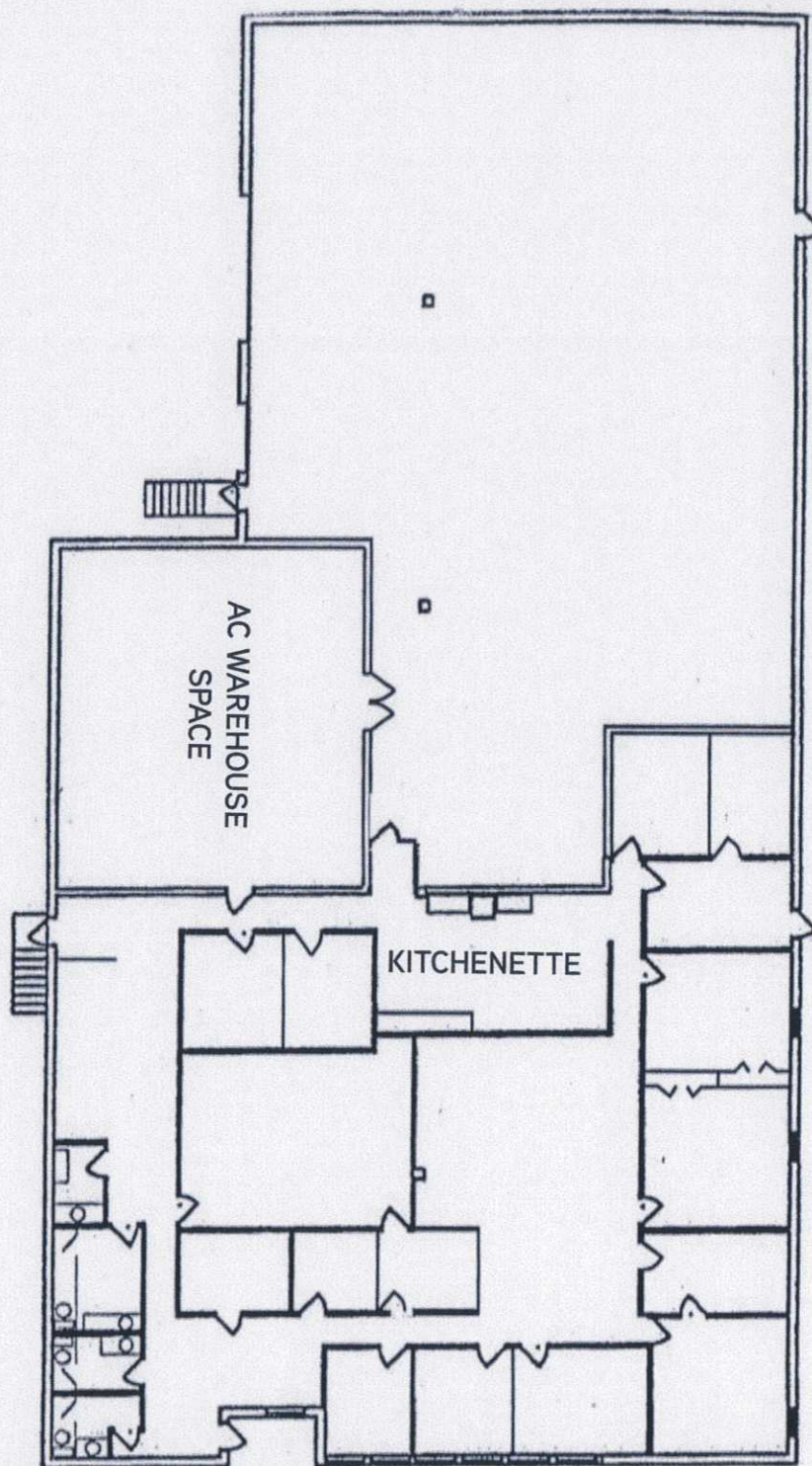
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101 South Hanley Road, Suite 1400
St. Louis, MO 63105
314 863 4447

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FLOOR PLAN

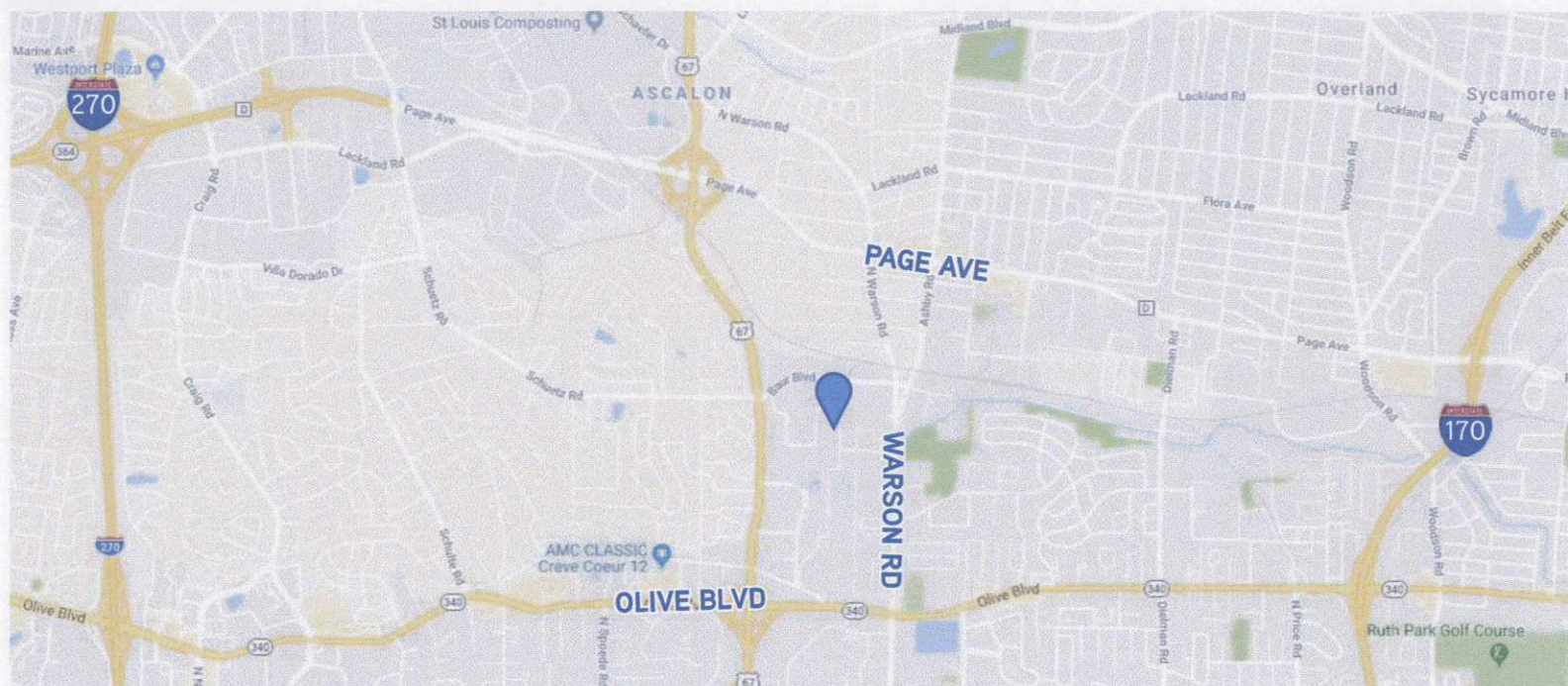


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GREAT LOCATION



MOVE-IN READY

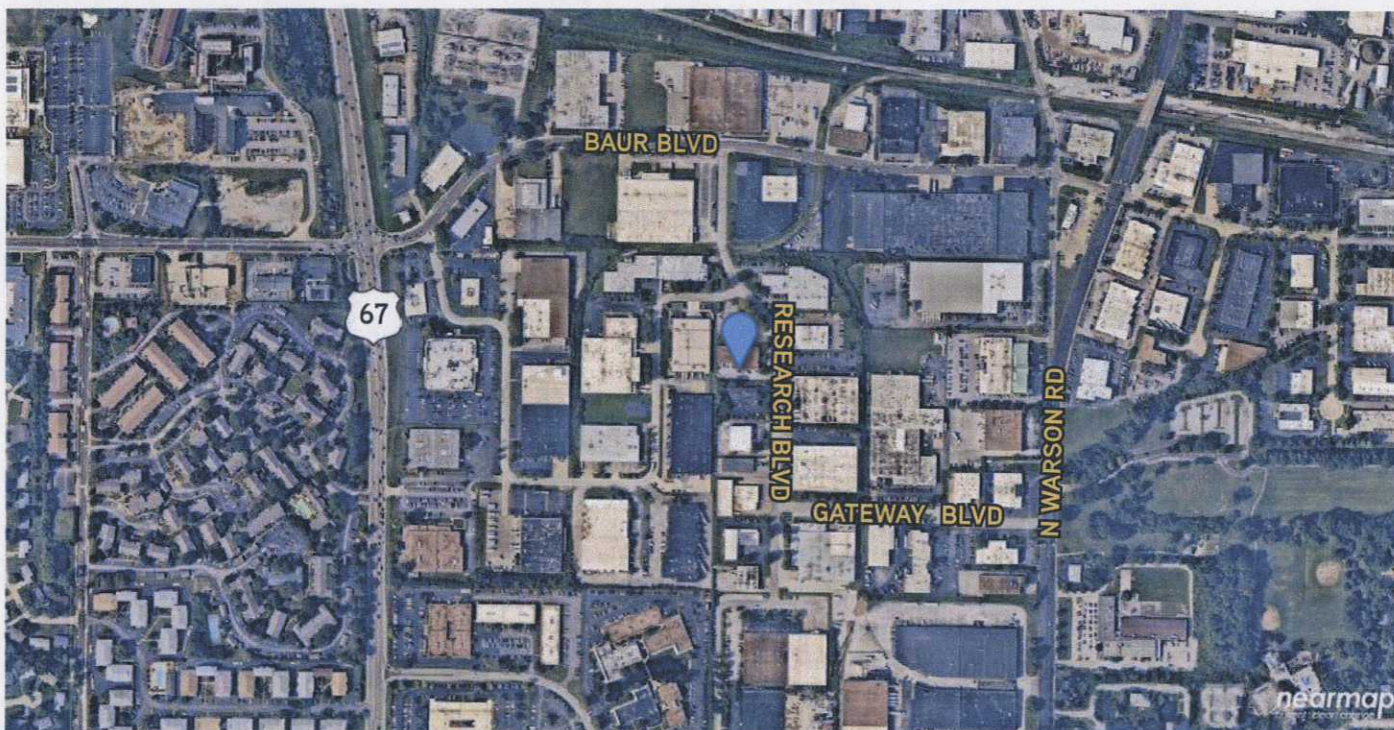
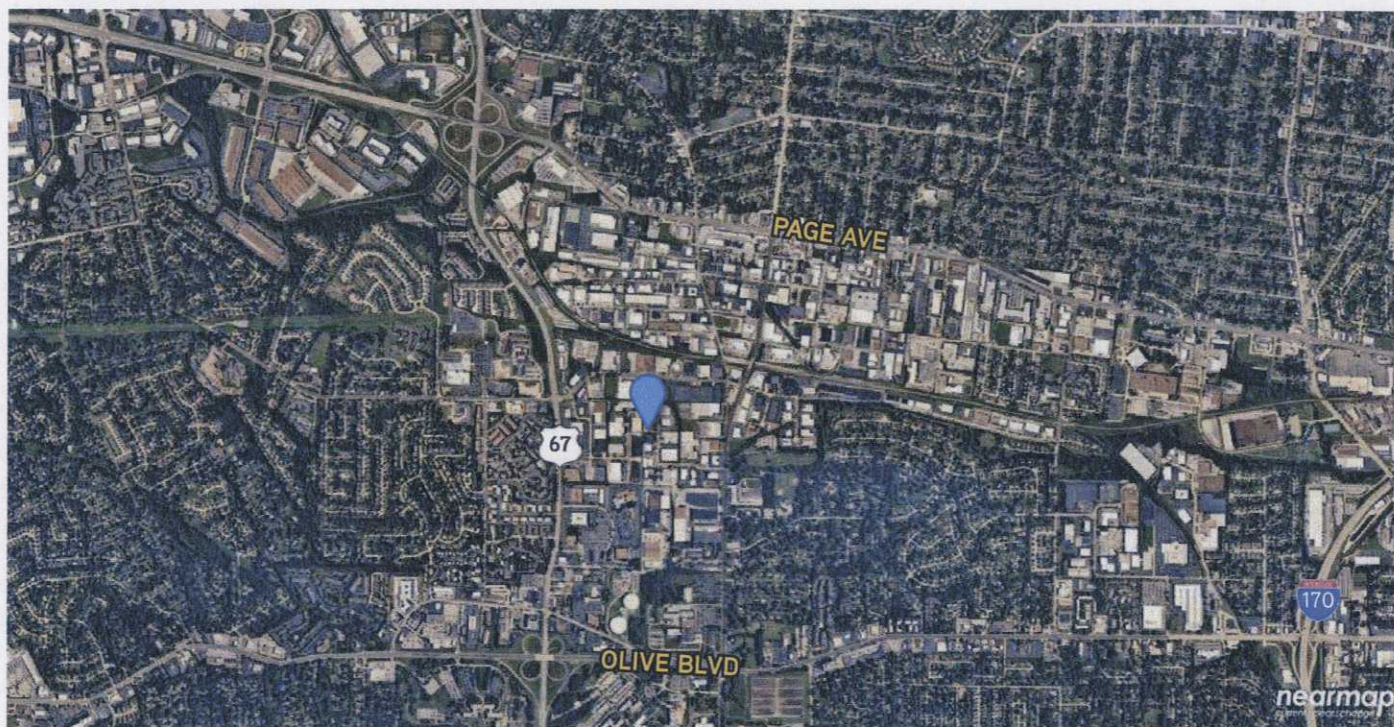


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AERIAL PHOTOGRAPHS



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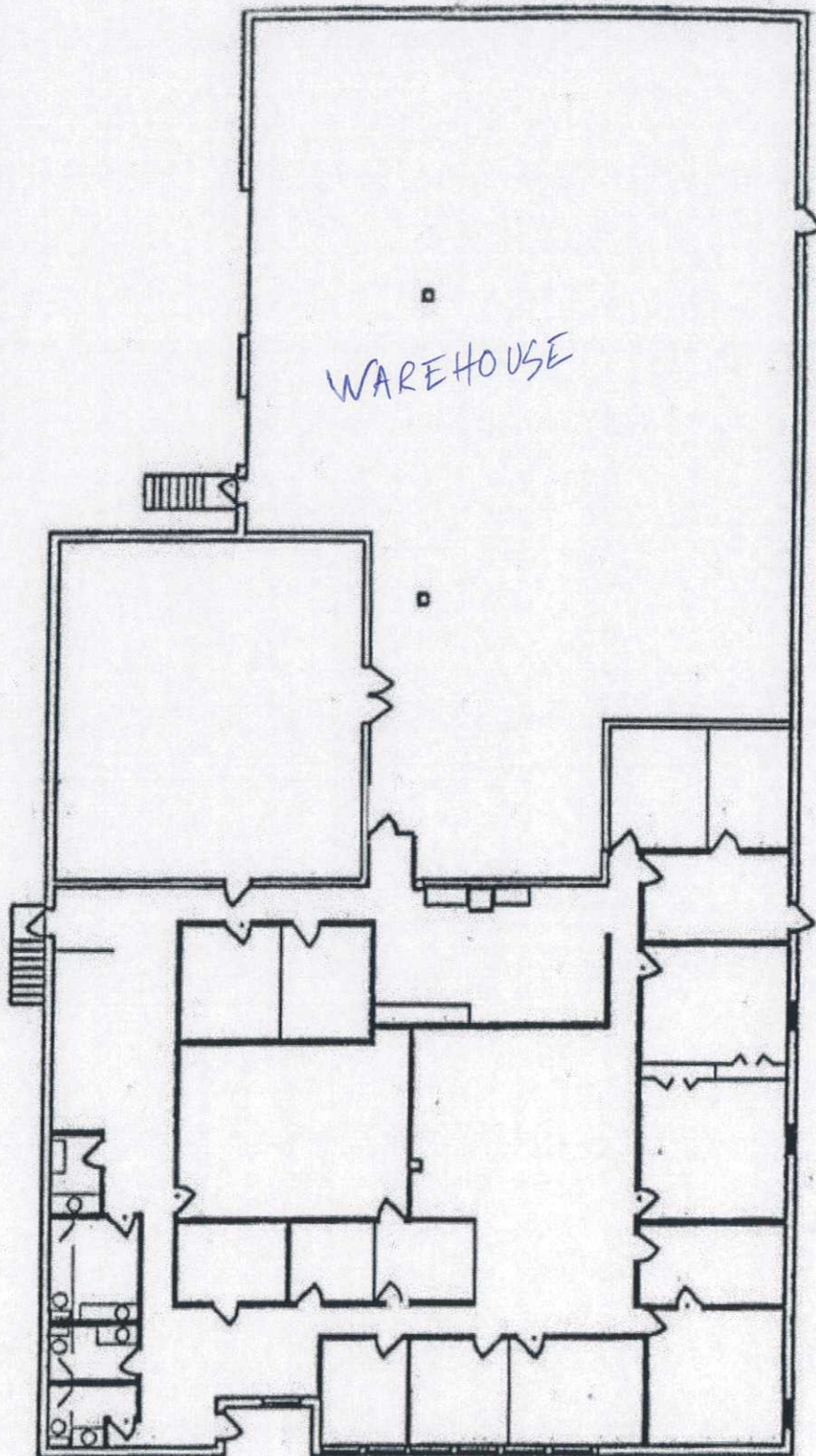
GREAT LOCATION GREAT VALUE



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